

ASSESSMENT ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Rancho Encantada/Stonebridge Estates
Maintenance Assessment District**

**Fiscal Year 2007 Assessments
and Maximum Authorized Assessments**

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscape and Lighting Act of 1972
of the California Streets and Highways Code**

Prepared by

**BOYLE ENGINEERING CORPORATION
7807 Convoy Court, Suite 200
San Diego, CA 92111
(858) 268-8080**

August 2005

CITY OF SAN DIEGO

Mayor

Vacant

City Council Members

Scott Peters District 1	Brian Maienschein District 5
Vacant District 2	Donna Frye District 6
Toni Atkins District 3	Jim Madaffer District 7
Anthony Young District 4	Vacant District 8

City Manager

P. Lamont Ewell

City Attorney

Michael J. Aguirre

City Clerk

Liz Maland

City Engineer

Hossein Ruhi

Assessment Engineer

Boyle Engineering Corporation

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Maintenance Assessment District

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EXHIBITS

- Exhibit A: Boundary Map
- Exhibit B: Estimated Cost of Annual Maintenance
- Exhibit C: Assessment Roll
- Exhibit D: Noticing List

Assessment Engineer's Report

Rancho Encantada/Stonebridge Estates

Maintenance Assessment District

Preamble

Pursuant to the provisions of the "Maintenance Assessment Districts Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), and in accordance with the Resolution of Intention, being Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for the RANCHO ENCANTADA/STONEBRIDGE ESTATES MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2005.

Liz Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2005.

Liz Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Rancho Encantada/Stonebridge Estates
Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2007 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	379	--
Total Estimated Assessment:	\$187,057	\$187,057
Total Estimated EBUs:	916.95	--
Assessment per EBU:	\$204.00	\$204.00

⁽¹⁾ FY 2007 is the City's Fiscal Year 2007, which begins July 1, 2006 and ends June 30, 2007. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated EBUs may vary from fiscal year to fiscal year due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum authorized assessment subject to cost indexing provisions set forth in this Assessment Engineer's Report.

Annual Cost Indexing: The maximum authorized assessment *will* be indexed annually by a factor equal to the published SDCPI-U plus 3%.

Bonds: No bonds will be issued in connection with this District.

Background

The Rancho Encantada Precise Plan area encompasses an estimated 2,700 acres and is bounded by the City of Poway to the north, Marine Corps Air Station Miramar to the south, the communities of Scripps-Miramar Ranch and Miramar Ranch North to the west, and Sycamore Canyon County Open Space to the east. Stonebridge Estates is the primary development within the Rancho Encantada Precise Plan area. The City of San Diego (City) retained Boyle Engineering Corporation (Boyle) to prepare an Assessment Engineer's Report for the formation of the Rancho Encantada/Stonebridge Estates Maintenance Assessment District (District). The purpose of the District is to fund annual maintenance of identified public improvements for Fiscal Year 2007 and beyond.

District Proceedings for Fiscal Year 2007

This District will be authorized and administered under the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"). This report has been prepared in compliance with Assessment Law.

Upon preliminary approval of this report by the City Council and the attachment of a resolution of intention, this report will be filed with the Clerk of the City, and a time and place for a public hearing will be set. The Clerk will give notice of the public hearing and proposed assessments by mailing an official notice to all persons owning real property proposed to be assessed as part of the District. In accordance with Assessment Law, a ballot will be mailed with the official notice. The ballot will make provision for casting an affirmative or protest vote.

A public hearing will be scheduled where public testimony will be heard by the City Council. The public hearing will include presentation

and consideration of this report, hearing of public testimony, and recordation of affirmative and protest votes. After conclusion of the public hearing, a tabulation of affirmative and protest votes will be declared.

If a weighted simple majority of ballots cast by parcel owners (weighted according to each parcel's proportionate assessment) are affirmative, the City Council may, at its discretion, proceed to confirm the new assessments and order the assessments to be levied as proposed in the Assessment Engineer's Report. If a weighted majority of the ballots cast protest the proposed assessments, the proposed assessments must be abandoned.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The boundary of the District coincides with the Rancho Encantada Precise Plan area. The Boundary Map and Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as Exhibit A.

Project Description

The project to be funded by the proposed assessments is the maintenance of improvements associated with a 6-acre park site referred to as "Sycamore Canyon Park" (see Figure 1). Identified park amenities include: tot lots, a full-size adult softball field, a little league ball field, a multi-purpose turf area, sports field light poles, security light poles, comfort stations, picnic tables, benches, drinking fountains, trash cans and container enclosures, parking stalls, fences, shrub areas, trees and brush management.

Maintenance activities include, but are not limited to: repair and/or replacement of permanent park fixtures (e.g., fences, sidewalks, ball



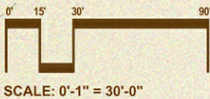
LEGEND

SYMBOL	DESCRIPTION
	Canopy Trees such as: Jacaranda mimosifolia Jacaranda Platanus racemosa California Sycamore Rhus lancea African Sumac Tipuana tipu Tipu Tree
	Accent Trees such as: Cercis occidentalis Western Redbud
	Edge Shrubs and Groundcover such as: Baccharis pilularis Dwarf Coyote Bush Ceanothus spp. Wild Lilac Heteromeles arbutifolia Toyon Prunus ilicifolia Hollyleaf Cherry Rhus integrifolia Lemonade Berry Rosa californica California Wild Rose
	Street Side Shrubs and Groundcover such as: Bougainvillea 'Oo La La' Bougainvillea Buddleja davidii Butterfly Bush Cistus spp. Rockrose Echium fastuosum Pride of Madeira Limonium perezii Sea Lavender Melaleuca nesophila Pink Melaleuca Myoporum 'Pacifcum' Myoporum Raphiolepis indica Indian Hawthorn Rosmarinus spp. Rosemary
	Turf - Hybrid Bermuda
	Infield
	Sand
	Rubberized Play Surface
	Playground Equipment
	Comfort Station
	Picnic Table - Standard
	Picnic Table- Accessible
	Bench
	Trash Receptacle
	Bike Rack
	Drinking Fountain
	Security Lighting (single)
	Security Lighting (double)
	Park Sign
	Trash Enclosure
	Drainage Structure in Turf
	Drainage Structure in Hardscape
	Existing Contour
	Proposed Contour
	Sports Field Lighting
	4' Vinyl Coated Chain Link Fence

Notes:
- Jacarandas shall not be placed over hardscape elements and are to be used only as accent trees in landscape areas.
- Future storage container shall be placed in location designated on plan.



General Development Plan for
Sycamore Canyon Park
STONEBRIDGE
Estates
As of July 21, 2005



VAN DYKE LLP

The Corky McMillin Companies

BROOKFIELD
HOMES

fields, backstops, benches, bleachers, drinking fountains, sports field lights, parking lot, comfort station, tot lot, play equipment, etc.); litter control; fertilizing; irrigation and maintenance of irrigation components; weed control; pest control; pruning; planting; tree maintenance; gutter, sidewalk and hardtop cleaning; maintenance necessary for the health and appearance of the plant material; cleaning of brow ditches and activities necessary to address safety concerns. The District may also fund minor capital improvements to the extent such improvements are consistent with the apportionment methodology.

The engineering drawings for the improvements to be maintained by the District will be on file at Map Records in the City Engineer's office. The maintenance specifications will be contained in a future City contract and will be on file with the City Clerk and the Park and Recreation Department. The specifications will be available for public inspection during normal business hours.

Separation of General and Special Benefits

The City operates and maintains population-based parks as a "general benefit" provided to the public at large. Sycamore Canyon Park (proposed for maintenance) is over and above the population-based park requirement. The park, including its continued maintenance and upkeep, confers "special benefit" to the properties within the District by providing greater recreational opportunities to District residents and an aesthetic buffer within the subdivision. Incidental use and enjoyment of the park by others outside the District is estimated to be minor given that most of the neighboring communities have similar supplemental park facilities.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2007 and maximum authorized annual maintenance costs, and amortized facility repair/replacement costs (provided by the City) are included as Exhibit B. The maximum authorized budget is based on estimated ultimate development of the area and acceptance of all District improvements. Though not currently

identified or quantified, fees collected for organized athletic activities and/or events at Sycamore Canyon Park may be allocated to the District fund to offset incidental use or maintenance attributable to others outside the District.

Assessments authorized and collected as part of these proceedings may be used for future balloting and re-engineering efforts, as may be required from time to time.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by affected property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an assessment engineer's report, balloting, and the public hearing process can potentially exceed the total amount of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to a factor not-to-exceed the San Diego Consumer Price Index for Urban Consumers (SDCPI-U) plus 3% allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require Proposition 218 proceedings and property owner approval.

The maximum authorized unit assessment rates established in these proceedings will be indexed (increased or decreased) annually by a factor equal to the published SDCPI-U plus 3%. Fiscal Year 2008 will be the first year authorized for such indexing.

For example, if a parcel's maximum authorized assessment for a given fiscal year was \$100.00 and the published SDCPI-U increase for that year was 2.0%, the parcel's maximum authorized assessment for the subsequent fiscal year will be increased to a maximum authorized

amount of \$105.00 without a vote of property owners in the District. The parcel's actual annual assessment may be less than or equal to the maximum authorized assessment depending upon the estimated budget for the fiscal year.

Method of Apportionment

Estimated Benefit of Improvements

Properties located within the District benefit from maintenance of Sycamore Canyon Park. As a dedicated public amenity over and above the population-based park requirement, the park facilitates greater recreational opportunities to District residents and creates an aesthetic buffer within the subdivision. The presence of the park adds to the desirability and marketability of properties within the District, and further distinguishes the community from others in the City. These are the special benefits conferred upon each property within the District.

The Public Facilities and Services element of the Rancho Encantada Precise Plan and the general policy recommendations found in the City's General Plan establish several goals and guidelines for the planned development of the community. The proposed improvements are consistent with these goals. The City's General Plan and the Rancho Encantada Precise Plan support the establishment of community-based landscape improvement and maintenance districts, such as this District, to fund maintenance of enhanced improvements and services.

Apportionment Methodology

The total cost of maintenance of District improvements will be assessed to the various parcels in the District in proportion to the estimated Equivalent Benefit Units (EBUs) assigned to a parcel in relationship to the total EBUs of all the parcels in the District.

EBUs for each parcel have been determined as a function of two factors – a Land Use Factor and a Benefit Factor – related as shown in the following equation:

$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$
--

Each of these factors is discussed below. Parcels determined to receive no benefit from the District improvements have been assigned zero EBU's.

Land Use Factor

The identified District improvements are associated with the Public Facilities and Services element of Rancho Encantada Precise Plan and the Recreation element of the City's General Plan. Trip generation rates (as previously established by the City's Transportation Planning Section) have been used as the primary basis for assignment of relative benefit between the various land uses within the District. While these trip generation rates address vehicular trips, they are also considered to approximately reflect the magnitude of other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and corresponding intensity of use of public recreational facilities.

Trip generation rates provide the required nexus and basis for assigning relative proportionality of potential benefit to the various land use/zoning classifications (as defined by the City's Municipal Code) within the District. Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in Table 1.

TABLE 1: Land Use Factors

Land Use/Zoning	Code	Land Use Factor ⁽¹⁾
Residential – Detached Single Family	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Commercial – Office & Retail	COM	45.0 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
House of Worship	CRH	2.8 per acre
Open Space (designated)	OSP	0 per acre
Park – Undeveloped	PKU	0.5 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Utility Facility	UTL	3.0 per acre

⁽¹⁾ Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* dated May 2003.

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is often permitted, these activities are allowed only to the extent they are consistent with the primary purpose of natural preservation. Since this land is essentially “unused” in the customary terms of land use (which relate to human use and development), the trip generation rate is zero. Therefore, the designated Open Space itself receives no benefit from the District improvements and has been assigned a Land Use Factor of zero.

While those traveling the streets and roadways visually enjoy the enhanced improvements being maintained by the District, the actual benefit accrues to the lands at the origins and destinations of their trips, not to the lands of the streets and roadways, themselves. Accordingly, the Streets/Roadways category receives no benefit and has been assigned a Land Use Factor of zero.

The Utility Facility category applies to utility infrastructure facilities, such as water tanks, pump stations, electric power transformer stations, communications facilities, etc. Utility company administrative offices are not included in this category.

Benefit Factor

The Land Use Factor described above establishes a proportionality of relative intensity of use (or potential use) for the various parcels of land within the District. It does not address the relationship of this use to the specific improvements to be maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of District improvements may include some or all of the following: recreation, aesthetics, public safety, view corridors, commercial identity, and drainage. The components used for this District are: recreation and aesthetics.

As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements maintained by the district, Benefit Factors will generally vary from one district to another,

based on the specific character and nature of the applicable land uses and improvements being maintained.

For a given land use, the overall Benefit Factor is equal to the sum of the subcomponent values. If a land use category receives no benefit from a subcomponent, then a value of zero is assigned to that subcomponent. A composite Benefit Factor of 1.0 indicates that full benefit is received. A value less than 1.0 indicates that less than full benefit is received.

The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are as shown in Table 2.

TABLE 2: Benefit Factors by Land Use

Land Use/Zoning	Recreation (Max. 0.8)	Aesthetics (Max. 0.2)	Benefit Factor (Max. 1.0)
Residential – All	0.8	0.2	1.0
Commercial – Office & Retail	0.2	0.2	0.4
Educational – Primary & Secondary	0.2	0.1	0.3
House of Worship	0.2	0.1	0.3
Open Space (designated)	0.0	0.0	0.0
Park – Undeveloped	0.0	0.1	0.1
Street/Roadway	0.0	0.0	0.0
Undevelopable	0.0	0.0	0.0
Utility Facility	0.0	0.1	0.1

Recreation. The degree of recreational benefit received from the District improvements varies among land use categories. Clearly, Residential lands receive the greatest benefit from the additional recreational amenities potential. Lands in the Commercial, Educational and House of Worship categories receive a lesser degree of recreational benefit from fairly limited use of such facilities. Lands in the Open Space, Parks, Street/Roadway, Undevelopable and Utility Facility categories are considered to receive no significant benefit from the recreational aspects of the District improvements, as such enhancements do not affect their function, use, or value.

Aesthetics. The degree of benefit received from the aesthetic aspect of the District improvements also varies among land use categories. Generally, by nature of their use, Residential and Commercial lands receive the greatest benefit from aesthetic enhancement projects. Lands in the Educational, House of Worship, Open Space, Parks, Street/Roadway, Undevelopable and Utility Facility categories are considered to receive less significant benefit from the aesthetic aspects of the District improvements, as such enhancements do not affect their function, use, or value.

Equivalent Benefit Units (EBUs)

As described above, the number of Equivalent Benefit Units (EBUs) assigned to each parcel in the District has been calculated, based on the preceding factors, as follows:

$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$
--

Based on the above formula, the EBUs calculated for each property, can be found in the Assessment Roll (Exhibit C).

Summary Results

The District Boundary Map is shown in Exhibit A.

An estimate of Fiscal Year 2007 and maximum authorized annual maintenance costs associated with District improvements is shown in Exhibit B.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs, Fiscal Year 2007 assessments, and maximum authorized District assessments for each parcel were calculated, and are as shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll, and the Boundary Map and Assessment Diagram referenced herein.

A Noticing List containing parcel ownership and mailing address information has been prepared and is shown in Exhibit D.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE

C 52792

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2005.

Liz Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

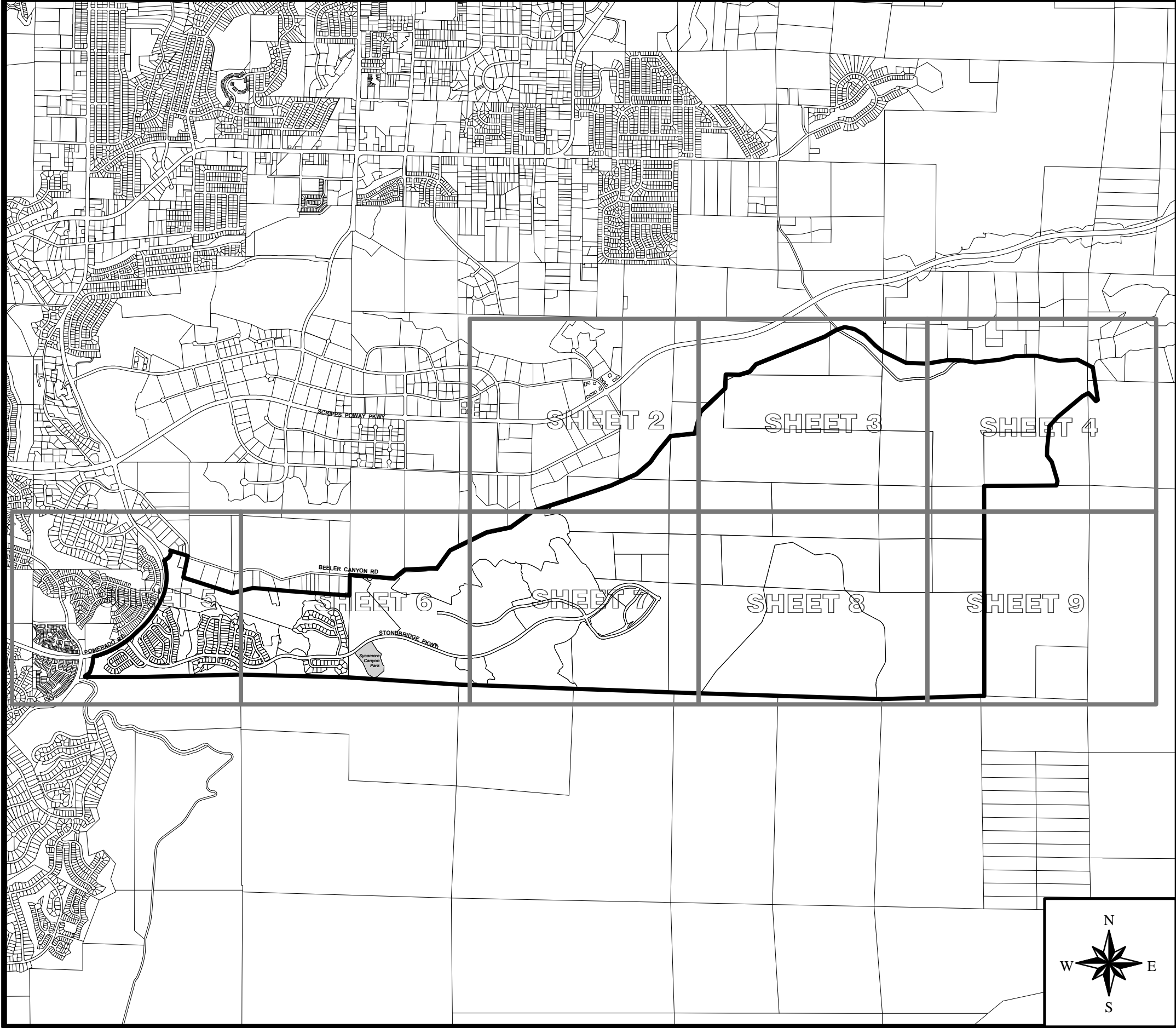
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2005.

Liz Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram was recorded in my office on the _____ day of _____, 2005.

Hosseini Ruhi, SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



SOURCE: SanGIS, City of San Diego, SANDAG, and Boyle Engineering Corporation.

BOUNDARY MAP

FILED IN THE OFFICE OF THE CITY CLERK OF
THE CITY OF SAN DIEGO, STATE OF CALIFORNIA,
THIS ____ DAY OF _____, 2005.

LIZ MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

PREPARED BY:
BOYLE ENGINEERING CORPORATION
7807 Convey Court, Suite 200, San Diego, California 92111 (619) 268-8080

I HEREBY CERTIFY THAT THE WITHIN MAP
SHOWING PROPOSED BOUNDARIES OF THE
RANCHO ENCANTADA/STONEBRIDGE ESTATES
MAINTENANCE ASSESSMENT DISTRICT, CITY
OF SAN DIEGO, STATE OF CALIFORNIA, WAS
APPROVED BY THE CITY COUNCIL AT A
REGULAR MEETING THEREOF, HELD ON THE
____ DAY OF _____, 2005, BY ITS
RESOLUTION NO. _____.

LIZ MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL
OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES,
AND PARCELS OF LAND SHOWN ON THIS
ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS
LEVIED ON THE ____ DAY OF _____,
2005. SAID ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE
OFFICE OF THE SUPERINTENDENT OF STREETS OF
THE CITY OF SAN DIEGO, STATE OF CALIFORNIA
ON THE ____ DAY OF _____, 2005.
REFERENCE IS MADE TO THE ASSESSMENT ROLL
RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS FOR THE EXACT AMOUNT OF EACH
ASSESSMENT LEVIED AGAINST EACH PARCEL OF
LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

* REFER TO THE ENGINEER'S REPORT AND REFERENCED DOCUMENTS
FOR DESCRIPTION OF IMPROVEMENTS AND SERVICES.

NOTE:
FOR A DETAILED DESCRIPTION OF THE LINES AND
DIMENSIONS OF LOTS OR PARCELS SHOWN ON
THIS MAP, REFER TO THE COUNTY ASSESSOR'S
MAPS WHICH SHALL GOVERN WITH RESPECT TO
ALL DETAILS CONCERNING THE LINES AND
DIMENSIONS OF SUCH LOTS OR PARCELS.

LEGEND:
District Boundary
Parcel Line
Improvement Areas *



CITY OF
SAN DIEGO

RANCHO ENCANTADA/STONEBRIDGE ESTATES
MAINTENANCE ASSESSMENT DISTRICT

W.O.

DATE: AUG 2005

REVS:

EXHIBIT B

EXHIBIT B - Estimated Cost of Annual Maintenance
Rancho Encantada/Stonebridge Estates Maintenance Assessment District

DESCRIPTION	ESTIMATED COST
Park Maintenance	
Landscape Maintenance Contractor	\$ 86,475
Water	\$ 24,800
Storm Drain	\$ 1,860
Electrical Controllers	\$ 370
Lighting - Electrical Costs for Parking Lot & Walking Path	\$ 2,760
Lighting - Electrical Costs for Sports Field Lights	\$ 1,590
Grounds Maintenance Manager - 10 hrs per week (assumes no scheduling of park facilities)	\$ 18,430
Overhead - Office Space, P&R Dept Support, Shared Costs for General Gov't Services	\$ 2,670
Shared Costs - Assessment Enrollment, Budgeting, Procurement, Legal, Telecommunications	\$ 16,670
Incidentals - Garden/Nursery Stock, Cleaning Supplies, Locks, Hardware, Vehicle Costs, Training	\$ 15,560
Subtotal	\$ 171,185
Facility Repair & Replacement	
20-Year Amortization Period for Replacement of All Fixed Assets within Park	\$ 15,872
Subtotal	\$ 15,872
TOTAL BUDGET	\$ 187,057

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.

EXHIBIT D

Due to the size of the Noticing List (Exhibit D), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Noticing List.